

Impact of flooding on urban land valuations

We understand some Queenslanders are doing it tough after recent flooding events. The following information outlines how flood events are considered in your land valuation, as well as what you can do if your land has been damaged by flooding.

Why does my property have to be valued?

Land valuations provide independent data that underpin decision-making and allow landowners to monitor the changing value of their land.

This information is used for determining state land rentals and may be used as an input to rating and land tax considerations by entities such as local governments and the Queensland Revenue Office.

How is the impact of urban flooding considered when calculating my land valuation?

Your land valuation considers the impact of historic flooding, which may also be reflected in property market sale transactions.

The State Valuation Service continues to monitor the impact of flooding on property market sales and this information will inform future land valuations.

How are flood events considered when valuing land?

Valuers consider a range of information including:

- property sales within flood-affected areas that may be subject to severe or minor flooding events from time to time
- the use of the land
- whether this type of natural event has occurred previously and is already reflected in the valuation
- permanent physical damage to the land
- the level, extent and duration of any flood inundation
- the date when the damage or loss of value to the land occurred.

As we are valuing your land only, structures on your land such as houses, buildings and fences are not considered when calculating land values.

Fact sheet

What if this is the first time my property has flooded?

Landowners not previously impacted by flooding events, or where flooding has exceeded historic levels, should contact the Valuation Enquiries call centre on **1300 664 217**.

What if the recent flooding has caused permanent damage to my land?

A land valuation may be amended if floods, cyclones or some other adverse natural cause (over which the landowner had no control), causes the land to be permanently damaged.

If this has happened to your property, you can apply for a change in valuation within six months of the permanent land damage occurring, by writing to the Valuer-General at the postal address shown at the top of your valuation notice. Please include details to show the permanent damage caused such as photographs, maps or diagrams.

The Valuer-General will then consider if the damage has changed the land's value. More information can be found in the Landowner's Guides available at www.qld.gov.au/landvaluation.



We want to hear from you

For further information about your land valuation, you can contact the Valuation Enquiries call centre on **1300 664 217** or visit our website at www.qld.gov.au/landvaluation.

For more information or assistance

If you have been impacted by the flooding event you can also visit www.qld.gov.au/SEQRecoveryGrants to check your grant eligibility, and apply online for assistance.

The Community Recovery Hotline is available on **1800 173 349**.

www.qld.gov.au/landvaluation